

Baltimore County

1940s	Property developed by Harry T. Campbell Company
1950s	Sand and gravel mining commenced.
03/81	The Flinktoke Company assumed ownership.
1979	Property transferred to Genstar Stone Products.
1986	Property transferred to Redland PLC and renamed Redland Genstar.
1990	Redland Genstar acquired Stresscon Plant.
06/97	Plant operations ceased.
01/1498	Redland Genstar submitted a VCP application.
05/05/98	Property approved for participation in VCP and Redland Genstar designated responsible person.
05/20/98	Proposed response action plan (RAP) submitted.
12/03/98	Maryland Department of the Environment (MDE) approved the RAP.
01/22/99	RAP implemented.
01/29/99	Whitemarsh Associates submitted a VCP application.
02/19/99	Whitemarsh Associates approved for participation in VCP and designated inculpable person.
02/99	Whitemarsh Associates assumed ownership.
08/23/99	VCP applications submitted by General Motors Corporation (GMC) and Maryland Department of Economics (MEDCO).
09/03/99	Wilmington Trust Company (WTC) submitted a VCP application.
09/07/99	MDE granted GMC, MEDCO and WTC inculpable person status.
10/18/99	MDE accepted GMC and MEDCO as participants in VCP.
11/05/99	MDE accepted WTC for participation in VCP.
/99-/00	Construction of a manufacturing facility underway.

REDLAND GENSTAR-WHITE MARSH PLANT

**10301 Philadelphia Avenue
White Marsh, Baltimore County, Maryland
(Voluntary Cleanup Program)**

Site Description

This 103.9-acre Redland Genstar - White Marsh West Plant (White Marsh Plant) property is located at the corner of Campbell Boulevard and Pulaski Highway in White Marsh, Maryland. Surrounded primarily by undeveloped parcels of land zoned for industrial purposes, the property is bordered to the east by the CSX-Amtrak rail line, to the west by Philadelphia Road and to the south by the White Marsh Run. The property and surrounding area are serviced by municipal water, however five domestic wells have been identified within a one mile radius north of the property. Two on-site sediment control ponds receive overland flow.

Site History

The site was initially developed in the 1940s by the Henry T. Campbell Company, and in March 1981 sold to The Flintkote Company. In 1979, Genstar Stone Products acquired Flintkote which in turn was acquired by Redland PLC to form Redland Genstar in 1986. In 1990, the Stresscon Plant, an independently owned parcel within the White Marsh Plant, was purchased by Redland Genstar.

Historically, the prime function of the White Marsh Plant was sand and gravel mining which occurred between the 1950s and the early 1980s. However, former operations at the site also included asphalt manufacturing, maintenance garages, pre-stressed concrete production and camelblack manufacturing, which involved the production of crushed slag for use as a sandblasting material.

All plant operations ceased in June 1997 with the closure of asphalt manufacturing and the demolition of all buildings. During the plant's operative years, permits were periodically issued for air emissions, oil operations, surface water discharge, stormwater management, surface mining and scrap tire.

Environmental Concerns

A series of environmental investigations performed in 1997 revealed soil and groundwater contamination restricted to one section of the property, where asphalt manufacturing operations formerly occurred. The principal contaminants identified were trichloroethylene and 1,2-dichloroethylene, along with trace levels of vinyl chloride. The suspected source of contamination was the asphalt laboratory which historically handled organic solvents.

Voluntary Cleanup Program (VCP) Status

On January 14, 1998, Redland Genstar (renamed LaFarge Corporation) submitted an application to Maryland's VCP. The Department completed a review of the application and Redland Genstar was accepted as a responsible person and the property was approved for participation in the VCP on May 5, 1998. A proposed response action plan was submitted for review on May 20, 1998 and discussed in a public informational meeting held on June 18, 1998. The Department approved the response action plan, which provided for soil excavation, soil bio-treatment and long-term groundwater monitoring, on December 3, 1998. The response action plan was implemented on January 22, 1999 and will be completed once the property is redeveloped. Soil excavation and soil bio-treatment have been completed.

On January 29, 1999, Whitemarsh Associates, L.L.C. submitted a VCP application requesting inculpable person status. The Department reviewed the application and on February 19, 1999 approved Whitemarsh Associates' participation in the Program and confirmed its inculpable person status. In February 1999, Whitemarsh Associates L.L.C. purchased the entire 103.9-acre property.

On August 23 and 31, 1999, VCP applications were submitted by General Motors Corporation (GMC), and the Maryland Economic Development Corporation (MEDCO) respectively, seeking inculpable person status as prospective purchasers. On September 3, 1999, another prospective purchaser, the Wilmington Trust Company (WTC), submitted an application for inculpable person status. On September 7, 1999, the Department granted GMC, MEDCO and WTC inculpable person status. On October 18, 1999, GMC and MEDCO were accepted as participants into the Program, followed by WTC on November 5, 1999.

WTC, MEDCO, and GMC created a trust for the purchase of 66.846 acres. The property is being leased to GMC for the construction of a manufacturing facility to produce vehicular parts and assemble automatic transmissions for light commercial vehicles. During the site visit on March 31, 2000, redevelopment activities were in progress and a 400,000 square foot building was constructed on the property. The building is proposed for expansion and construction is expected to be completed by late-2000.

Facility Contact

Jim Metz
Division Chief

Maryland Department of the Environment (410) 631-3493
Voluntary Cleanup/Brownfields Division